

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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SURVEY FOR DUSTIN RYAN
MARTHA GREENE
AUDITOR'S PARCEL NUMBER
56-43-03-17-000 (PART)

BEING A PART OF LOT 14 OF E. SPENCER'S SUBDIVISION CONVEYED TO MARTHA GREEN IN O.R. VOLUME 1873, PAGE 107 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT THE SOUTHWEST CORNER OF LOT 14 OF E. SPENCER'S SUBDIVISION (PLAT BOOK 2, PAGE 31);

THENCE WITH THE WEST LINE OF LOT 14 (EAST LINE OF WOOD ALLEY – 15.85 FEET WIDE), NORTH 20 DEGREES 35 MINUTES 56 SECONDS EAST 216.66 FEET TO A POINT AT THE NORTHWEST CORNER OF THE SAID LOT, PASSING AN IRON PIN SET AT 204.66 FEET;

THENCE WITH THE NORTH LINE OF THE SAID LOT (SOUTH LINE OF PEACH ALLEY – 15.85 FEET WIDE), SOUTH 87 DEGREES 24 MINUTES 04 SECONDS EAST 188.48 FEET TO A POINT;

THENCE LEAVING THE SAID LOT LINE AND TRAVERSING THROUGH THE SAID LOT 14, SOUTH 20 DEGREES 38 MINUTES 15 SECONDS WEST 216.71 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF THE SAID LOT (NORTH LINE OF GRAPE ALLEY – 15.85 FEET WIDE), PASSING AN IRON PIN SET AT 12.00 FEET;

THENCE WITH THE SOUTH LINE OF THE SAID LOT (NORTH LINE OF GRAPE ALLEY), NORTH 87 DEGREES 24 MINUTES 04 SECONDS WEST 188.32 FEET TO THE PLACE OF BEGINNING;

CONTAINING 0.891 ACRES TOTAL FROM AUDITOR'S PARCEL NUMBER 56-43-03-17-000 (PART). SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF TOWNSHIP ROAD 1292 (PEACH STREET) AND ALL OTHER APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923-PS8536).

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983 (2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

I, JASON LEACHMAN, PS 8536, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 2ND DAY OF OCTOBER 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 29TH DAY OF SEPTEMBER 2025.



APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR
10/9/25
DATE

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR S-8536

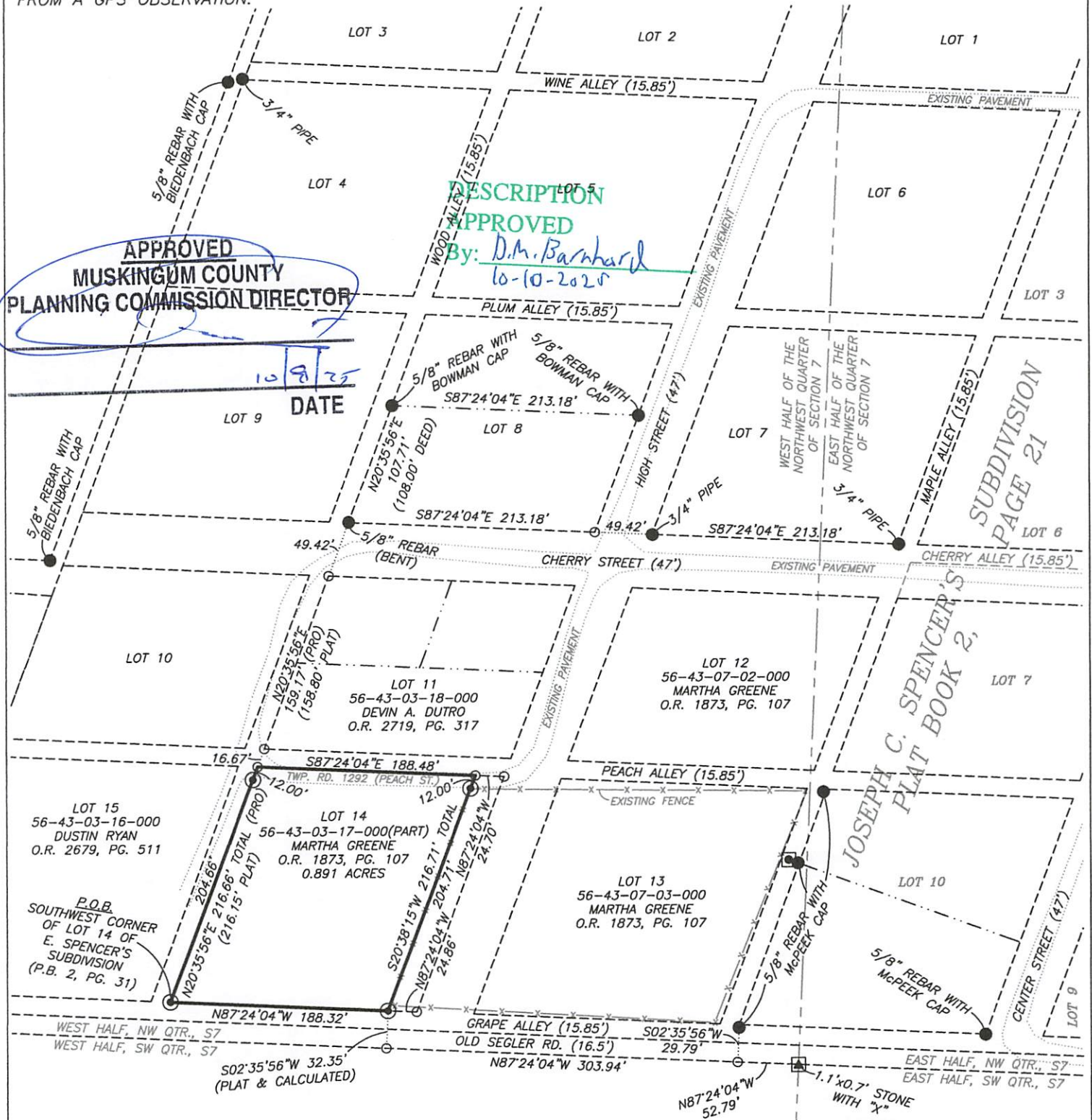
DESCRIPTION
APPROVED
By: D.M. Barnhard
10-10-2025

SURVEY FOR DUSTIN RYAN

AUDITOR'S PARCEL NUMBER
56-43-03-17-000 (PART)

BEING A PART OF LOT 14 OF E. SPENCER'S SUBDIVISION CONVEYED TO MARTHA GREEN IN O.R. VOLUME 1873, PAGE 107 OF THE MUSKINGUM COUNTY OFFICIAL RECORDS. SITUATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 2, RANGE 6, OF THE UNITED STATES MILITARY LANDS, SALEM TOWNSHIP, MUSKINGUM COUNTY, OHIO.

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983(2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.



RESEARCH

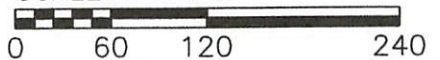
DEEDS AS SHOWN
PREVIOUS SURVEY OF A 87.243± AC. PARCEL COMPLETED SEPT. 5, 1989 BY W.J. BIEDENBACH PS5718.
PREVIOUS SURVEY OF A 0.503 AC. PARCEL COMPLETED MARCH 11, 1998 BY S.M. BOWMAN PS7135.
PREVIOUS SURVEY OF A 0.549± AC. PARCEL COMPLETED DEC. 4, 2019 BY B.K. McPEEK PS8517.
PLAT BOOK 2, PAGE 31
PLAT BOOK 2, PAGE 31
MUSKINGUM COUNTY GIS

LEGEND

- EXISTING IRON PIN
- ⊙ IRON PIN SET (5/8" REBAR W/CAP 30" LONG)
- ANGLE POINTS
- ▲ STONE FOUND
- AXLE FOUND

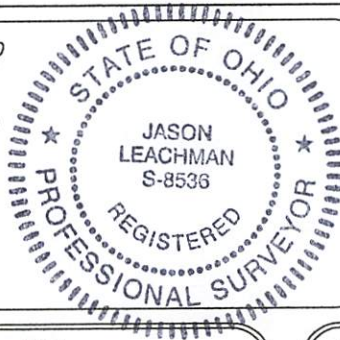
NOTE: SUBDIVISION LOT LINES ARE CALCULATED BASED ON EXISTING IRON PINS FOUND ON LOT 8 (1998 BOWMAN SURVEY), LOT 7 AND THE EXISTING STONE FOUND ON THE QUARTER SECTION LINE. THESE LOT LINES DO NOT APPEAR TO AGREE WITH PREVIOUS SURVEYS TO THE EAST AND TO THE WEST OF THE SUBJECT PARCEL.

SCALE 1"=120'



I, JASON LEACHMAN, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ABOVE PLAT AND SURVEY TO BE CORRECT AS PREPARED BY ME, THIS 2nd DAY OF OCTOBER, 2025 FROM A FIELD SURVEY COMPLETED THE 29th DAY OF SEPTEMBER, 2025.

OFFICE COPY
NOT RECORDABLE
JASON LEACHMAN
PROFESSIONAL SURVEYOR #8536



THIS PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, RIGHT OF WAYS, OR RESTRICTIONS, WHETHER RECORDED OR IMPLIED. THIS PLAT, PREPARED IN ACCORDANCE WITH CHAPTER 4733-37 OF THE ADMINISTRATIVE CODE, IS INTENDED FOR THE LEGAL TRANSFER OF THE PROPERTY SHOWN AND DOES NOT INTEND TO SHOW ANY OR ALL OF THE EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR ENCROACHMENTS UNLESS OTHERWISE INDICATED.

BASELINE SURVEYING, INC.

3010 EAST PIKE, ZANESVILLE, OHIO 43701
phone: 740-453-4850, email: BEI@rohio.com, www.BaselineSurveyingInc.com

DRAWN BY: JWL

DATE: 10-02-25

SCALE: 1"=120'

CHECKED BY: MDN

JOB NO: 7219

DRAWING NO:
Z:\7219\7219.dwg